

84
SEND TAX NOTICE TO:
Michael A. Bartlett
5536 Parkside Drive
Birmingham, Alabama 35243

THIS INSTRUMENT PREPARED BY:
Porterfield, Harper & Mills, P.A.
#2 Office Park Circle, Suite 1
Birmingham, Alabama 35223

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thousand five hundred and no/100 ----- (\$100,500.00) Dollars to the undersigned grantor (whether one or more) in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **WILLIAM ROBERT CHRISTIANS AND WIFE, PATRICIA ROY CHRISTIANS** (herein referred to as grantor, whether one or more) do grant, bargain, sell and convey unto **MICHAEL A. BARTLETT AND WIFE, SUSAN R. BARTLETT**, (herein referred to as grantee, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 17, according to the Survey of Parkside, as recorded in Map Book 7, Page 136, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is made subject to ad valorem taxes for the current year; all easements, restrictive covenants, reservations and rights of way appearing of record affecting the property.

The entire consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK

351 PAGE 202

TO HAVE AND TO HOLD Unto the said grantee as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantee herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee herein shall take as tenants in common.

And I(we) do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with the said grantee, their heirs and assigns, that I am(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I(we) have a good right to sell and convey the same as aforesaid; that I(we) will and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of June, 1991.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUL -2 PM 1:45

William Robert Christians (SEAL)
WILLIAM ROBERT CHRISTIANS

Patricia Roy Christians (SEAL)
PATRICIA ROY CHRISTIANS

STATE OF ALABAMA)
COUNTY OF JEFFERSON) JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM ROBERT CHRISTIANS AND WIFE, PATRICIA ROY CHRISTIANS** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 1991.

My Commission Expires: 1-14-94

NOTARY PUBLIC

1. Deed Tax 2.00
2. Mfg. Tax 0.00
3. Recording Fee 3.50
4. Lending Fee 3.00
5. No. 1st Fee 1.00
6. Caption Fee 1.00
Total 7.50